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Chief Executive Officer

County of Los Angeles
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"To Enrich Lives Through Effective And Caring Service"

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November 19, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
CAMP VERNON KILPATRICK REPLACEMENT PROJECT
ADOPT MITIGATED NEGATIVE DECLARATION
APPROVE REVISED PROJECT SCOPE AND
REVISED TOTAL PROJECT BUDGET
APPROVE SUPPLEMENTAL AGREEMENT
APPROVE CONSULTANT SERVICES AGREEMENT
DELEGATE AUTHORITY TO SIGN AGREEMENTS WITH THE STATE
SPECS. 7175; CAPITAL PROJECT NO. 77295
(THIRD DISTRICT)
(3 VOTES)**

SUBJECT

This is a joint recommendation with the Probation Officer to adopt the Mitigated Negative Declaration; approve the revised Camp Vernon Kilpatrick Replacement Project scope and revised total Project budget; approve a supplemental agreement for as-needed design services; approve a consultant services agreement for construction management services; and authorize the Chief Executive Officer, the Chief Probation Officer, and the Director of Public Works, or her designee, to execute agreements related to the State grant for the Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Consider the Mitigated Negative Declaration for the Camp Vernon Kilpatrick Replacement Project together with any comments received during the public review process; find that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board; adopt the Mitigation Monitoring and Reporting Program, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; find on the basis of the

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whole record before the Board that there is no substantial evidence the Project will have a significant effect on the environment; and adopt the Mitigated Negative Declaration.

2. Approve the revised Project scope and revised total Project budget of \$48,223,000 for the Camp Vernon Kilpatrick Replacement Project, and authorize the Director of Public Works, or her designee, to carry out the Project.
3. Approve a Supplemental Agreement to Agreement PW 13403, with STV Incorporated, for a \$53,866 not-to-exceed amount, and authorize the Director of Public Works, or her designee, to execute the agreement to include design options to the scoping documents.
4. Approve a consultant services agreement with Kitchell CEM, Inc., for a \$2,800,000 not to exceed amount, to provide project management/construction management and project controls support services for Camp Vernon Kilpatrick Replacement Project, and authorize the Director of Public Works, or her designee, to execute the agreement. The term of this agreement will commence upon the date of the first notice to proceed and shall terminate on the date work is accepted by the County.
5. Approve the Camp Vernon Kilpatrick Replacement Project and authorize the Chief Executive Officer, the Chief Probation Officer, and the Director of Public Works, or her designee, to execute the agreements required to obtain the grant funds from the Correction Standards Authority's Construction, Expansion, or Renovation of Local Youthful Offender Rehabilitative Facilities Construction Funding Program.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will adopt the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP); approve the Camp Vernon Kilpatrick Replacement Project (Project); enable the Chief Executive Officer (CEO), the Chief Probation Officer, and the Director of Public Works, or her designee, to execute the agreements required to obtain the State grant for the Project; approve the revised Project budget to include the additional scope of work; approve a supplemental agreement for as-needed design services; and award a consultant services agreement for construction management services for the Project.

Background

Camp Kilpatrick was established in 1962. The property is County-owned and located at 427 South Encinal Canyon Road in Malibu. The existing camp consists of 14 structures, totaling 48,682 square feet and has a rated bed capacity of 125 minors.

In February 2012, the Board established the Project and authorized the CEO, the Chief Probation Officer, and the Director of Public Works, or her designee, to execute any agreement and/or documentation to formally accept a \$28,728,000 grant from the Correction Standards Authority Program.

The Project scope consisted of demolition of most of the existing structures and the construction of a new replacement camp of approximately 42,000 square feet to accommodate 120 minors. The new camp would have a 6,900 square-foot administrative building, a 3,400 square-foot support center, four individual cottages with 26,700 square-foot open dormitory style housing for the minors, a 5,000 square-foot ancillary building, and various site improvements, such as a recreational multipurpose

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field, surface parking, on-site utilities, and security fencing.

Proposed Project Scope Changes

During Project scoping, following public circulation of the MND prepared under the California Environmental Quality Act (CEQA), additional Project components were identified to help facilitate and enhance the Probation Department's delivery of programmatic services.

These Project components include:

- Increase facility size from approximately 42,000 square feet to approximately 54,000 square feet;
- Provide a new kitchen to serve Camp Kilpatrick only and for food to be served in the multipurpose room;
- Change from a half court gymnasium to a full court gymnasium/multipurpose room to function as a dining area, gymnasium, visiting, chapel, and special assembly; and
- Change from 15 to 12 youth per residential pod.

These proposed Project scope changes were further described, including programmatic benefits, in the May 2, 2013, Chief Probation Officer's report on the rationale for newly identified Project changes for Camp Kilpatrick.

Agreements with the State

In order to proceed through the latest State Capital Outlay/State Public Works Board latest financing approval process, the County has to complete several State required tasks. As part of these tasks, Senate Bill 81 Capital Outlay and State Public Works Board Guidelines (Attachment B) stipulate five agreements (Attachments B through F) to be executed between the State and the County:

- Corrections Standards Authority Local Youthful Offender Rehabilitative Facilities Construction Agreement - To establish the project and obtain the resolution authorizing interim financing of the project from the State Public Works Board.
- Project Delivery and Construction Agreement Senate Bill 81 Local Youthful Offender Rehabilitative Facilities Financing Program - To establish the project and obtain the resolution authorizing interim financing of the project from the State Public Works Board.
- Ground Lease Agreement - To establish the legal metes and bounds of the project lease the site to the State.
- Right of Entry for Construction Agreement - To allow the State to give the County the right to enter the site to construct the facility.
- Facility Sublease Agreement - To establish the conditions of the lease to the County.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Operational Effectiveness (Goal 1), by maximizing the effectiveness of process, structure, and operations to support timely delivery of

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customer-oriented and efficient public services. It also directs us to provide Integrated Services Delivery (Goal 3), by maximizing opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services to provide a facility that enhances operations and the delivery of Probation youth rehabilitative services.

FISCAL IMPACT/FINANCING

Funding Impacts

The revised total Project budget, including the addition of \$7,073,000 for the additional project elements is \$48,223,000.

The revised Project is funded with \$28,728,000 of State revenue from the Construction, Expansion, or Renovation of Local Youth Offender Rehabilitative Facilities Construction Program, \$12,422,000 prior year net County cost, and \$7,073,000 of net County cost appropriated in Fiscal Year 2013-14 Supplemental Budget. The Project Schedule and Budget Summary are included in Attachment A.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The consultant services agreements have been reviewed and approved as to form by County Counsel. The recommended contracts were solicited on an open-competitive basis and are in accordance with applicable federal, State, and County requirements. The consultants are in compliance with the requirements of the CEO and the Board.

The consultant services agreements contain terms and conditions supporting the Board's ordinances, policies, and programs including, but not limited to: The County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs; Board Policy No. 5.050, Contract Language to Assist in Placement of Displaced County Workers; Board Policy No. 5.110, Reporting of Improper Solicitations; Board Policy No. 5.060, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law); Board Policy No. 5.135, Contractor Employee Jury Service Program; Los Angeles County Code, Chapter 2.203, Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015); Contractor Responsibility and Debarment; Los Angeles County Code, Chapter 2.202, the Los Angeles County's Child Support Compliance Program; Los Angeles County Code, Chapter 2.200, Defaulted Property Tax Reduction Program; Los Angeles County Code, Chapter 2.206; and the standard Board-directed clauses that provide for contract termination or renegotiation.

ENVIRONMENTAL DOCUMENTATION

An Initial Study (IS) was prepared in accordance with CEQA. The IS identified potentially significant effects from the Project on the environment in the areas of air quality, biological resources, cultural resources, and noise. However, prior to the release of the proposed IS/MND for public review, revisions to the Project were made or agreed to which would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur as follows:

- Air quality: require that site preparation (clearing and grubbing) activities and site grading activities do not occur concurrently.

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- Biological resources: implement corresponding mitigation measures, and obtain required jurisdictional delineation related approvals to avoid or minimize impact on grassland habitat, oak trees, special status plant species, potential nesting areas of migratory raptors, birds and roosting bats.
- Cultural resources: implement established protocols to be used in the event that archeological, paleontological and Native American artifacts are encountered.
- Noise: minimize construction-related noise through implementation of noise-abatement measures such as temporary noise barriers to reduce the noise level to acceptable levels.

The IS and Project revisions showed that there is no substantial evidence, in light of the whole record before the County, that the Project as revised may have a significant effect on the environment. Based on the IS and Project revisions, an MND was prepared for the Project.

A MMRP has been prepared in conjunction with the MND. The MMRP identifies measures that will reduce the environmental impacts identified as "potentially significant" to a "less than significant" level. The MMRP will be incorporated into the construction documents to ensure compliance with mitigation measures that have been developed to address issues concerning biological resources, cultural resources, geology, and noise.

Public notice was provided pursuant to Section 15073 of the CEQA Guidelines. The Draft IS/MND was made available for a 30-day public review period from September 28 through October 30, 2012. The Notice of Intent to adopt an MND was mailed directly to the owners and occupants of contiguous property as shown on the last assessor rolls, was posted both on the project site and off-site at the project entrance on Encinal Canyon Road, and was filed with the Los Angeles County Registrar Recorder/County Clerk on September 28, 2012. The IS/MND was also made available for review at the County of Los Angeles Department of Public Works offices in the City of Alhambra, and the Malibu Library at 23519 West Civic Center Way, Malibu, California 90265 during normal business hours and was made available online at <ftp://dpwftp.co.la.ca.us/pub/PMD/CampKilpatrick/>. A total of five letters, four comment letters from public agencies, and one standard receipt letter from the Governor's Office of Planning and Research, were received in response to the MND. Responses to the comment letters were sent to the public agencies pursuant to Section 21092.5 of the CEQA Guidelines.

Subsequent to the public review process, the additional scope of work was identified and was included in the IS/MND. The environmental consultant concluded that recirculation of the MND due to the inclusion of the additional Project scope is not required under Section 15073.5(b) of the CEQA Guidelines because the construction and operation of the revised facility would not result in any new, avoidable significant impacts not disclosed in the Draft IS/MND, and the revised Project would not represent a substantial revision.

The location of the documents and other materials constituting the record upon, which the Board's decision is based in this matter is the County of Los Angeles Department of Public Works, Project Management Division II, 900 South Fremont Avenue, 5th Floor Alhambra, California 91803. The custodian of such documents and materials is Mr. James F. Kearns, Los Angeles County Department of Public Works.

The Project is not exempt from the payment of a fee to the California Department of Fish and Wildlife pursuant to Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife

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protection and management incurred by the Department of Fish and Wildlife. Upon the Board's approval of the Project, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with Section 21152(a) of the California Public Resources Code and pay the required filing and processing fees in the amount of \$2,321.25.

CONTRACTING PROCESS

Scoping Documents - As Needed Design Services

An as-needed consultant services agreement with STV Incorporated, Agreement PW 13403, was approved by the Board on August 17, 2010, and used for the preparation of the design/build scoping documents for this Project.

The recommended Supplemental Agreement to STV Incorporated will incorporate the new design options into the design-build scoping documents and will increase the contract by a \$53,866 not-to-exceed amount. This supplemental agreement will increase the total contract amount with STV Incorporated, to a \$725,865 not-to-exceed fee.

Consultant Services Agreement – Project/Construction Management and Project Controls Services

On April 1, 2013, Public Works issued a Request for Proposals (RFP) to 36 firms, and advertised this contracting opportunity on the County's "Doing Business with Us" website for project management/construction management and project controls support services.

On April 30, 2013, four firms submitted proposals. An evaluation committee composed of staff from Public Works evaluated each proposal on the proposed staff qualification and experience, the firm's qualifications and experience, expertise in providing specific services, work plan, and understanding of the work requirements in the RFP. These evaluations were completed without regard to race, creed, color, or gender. Based on the review and evaluation of these proposals, Public Works selected Kitchell CEM, Inc., as the most-qualified firm to provide the project management/construction management and project controls support services.

It is recommended that a consultant services agreement for a \$2,800,000 not-to-exceed amount be executed with Kitchell CEM, Inc.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County projects during the performance of the recommended actions. However, there will be impacts on current County services related to Probation Department's operations during the course of construction when Camp Kilpatrick is temporarily vacated.

CONCLUSION

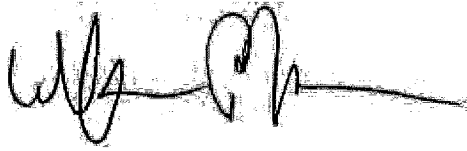
Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; the Probation Department; and Public Works, Project Management Division II.

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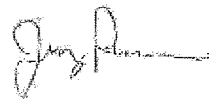
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Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer



JERRY E. POWERS
Chief Probation Officer

WTF:SHK:DJT
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Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Public Works

November 19, 2013

ATTACHMENT A

DEPARTMENT OF PUBLIC WORKS:
CAMP VERNON KILPATRICK REPLACEMENT PROJECT
ADOPT MITIGATED NEGATIVE DECLARATION
APPROVE REVISED PROJECT SCOPE AND REVISED TOTAL PROJECT BUDGET
APPROVE SUPPLEMENTAL AGREEMENT
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DELEGATE AUTHORITY TO SIGN AGREEMENTS WITH THE STATE
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(THIRD DISTRICT) (3 VOTES)

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Date
Project Scoping Document	May 2012	January 2014
Design and Construction Award	February 2013	October 2014
Construction Substantial Completion Occupancy Acceptance	October 2015 January 2016 June 2016	September 2017 January 2018 June 2018

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II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget	Impact of This Action	Project Budget
Land Acquisition	\$ 0	\$ 0	\$ 0
Construction			
Job Contracts	\$ 2,340,000	\$ 0	\$ 2,340,000
Construction Contract	\$ 23,591,000	\$ 4,386,800	\$ 27,977,800
Change Orders	\$ 2,593,000	\$ 516,000	\$ 3,109,000
Civic Arts	\$ 288,000	\$ 25,500	\$ 313,500
Subtotal	\$ 28,812,000	\$ 4,928,300	\$ 33,740,300
Programming/Development	\$ 0	\$ 0	\$ 0
Plans and Specifications	\$ 2,875,000	\$ 495,000	\$ 3,370,000
Consultant Services			
Deputy Inspection	\$ 500,000	\$ 0	\$ 500,000
Hazardous Materials	\$ 100,000	\$ 50,000	\$ 150,000
Geotech/Soils Test	\$ 250,000	\$ (100,000)	\$ 150,000
Material Testing	\$ 100,000	\$ 20,000	\$ 120,000
Cost Estimating	\$ 100,000	\$ (100,000)	\$ 0
Topographic Surveys	\$ 50,000	\$ 300,000	\$ 350,000
Construction Management	\$ 980,000	\$ 1,820,000	\$ 2,800,000
Environmental	\$ 800,000	\$ (580,000)	\$ 220,000
Subtotal	\$ 2,880,000	\$ 1,410,000	\$ 4,290,000
Miscellaneous Expenditures			
Countywide Contract Compliance	\$ 26,000	\$ 4,000	\$ 30,000
Printing	\$ 180,000	\$ 30,000	\$ 210,000
Subtotal	\$ 206,000	\$ 34,000	\$ 240,000
Jurisdictional Review/Plan Check/Permit			
Regional Planning	\$ 30,000	\$ 5,000	\$ 35,000
Fire Department	\$ 60,000	\$ 10,000	\$ 70,000
Health Department	\$ 30,000	\$ 0	\$ 30,000
Air Quality Management District (AQMD)	\$ 30,000	\$ 5,000	\$ 35,000
State Water Resources Board	\$ 30,000	\$ 5,000	\$ 35,000
Building and Safety Plan Check	\$ 230,000	\$ 40,000	\$ 270,000
Subtotal	\$ 410,000	\$ 65,000	\$ 475,000
County Services			
Code Compliance and Quality Control Inspections	\$ 1,200,000	\$ 200,000	\$ 1,400,000
Design Review	\$ 100,000	\$ 20,000	\$ 120,000
Contract Administration	\$ 250,000	\$ 0	\$ 250,000
Project Management	\$ 2,640,000	\$ 0	\$ 2,640,000
Project Management Support Services	\$ 1,270,000	\$ (165,300)	\$ 1,104,700
ISD ITS Communications	\$ 100,000	\$ 20,000	\$ 120,000
Project Technical Support	\$ 407,000	\$ 66,000	\$ 473,000
Subtotal	\$ 5,967,000	\$ 140,700	\$ 6,107,700
Total	\$ 41,150,000	\$ 7,073,000	\$ 48,223,000